

**ATRIUM HOA
BOARD OF DIRECTORS MEETING
March 21, 2019**

MINUTES

1) CALL TO ORDER

President Wagner called the meeting to order at 6:00pm.

2) ESTABLISH QUORUM

President Wagner established that a quorum was present.

3) BOARD MEETING – ROLL CALL

Members Present (9) : Barb Wagner, Jeff Pisani, Isabel Marlar, Chris Ratliff, Katy Kennedy, Bob Ceddia, Elizabeth Kujawa, John Loeser, Katy Noffsinger & Heather of Hillcrest Property Management

Members Absent (0)

4) APPROVAL OF MINUTES FROM BOARD OF DIRECTORS MEETING –2.21.19

Isabel made a motion to approve the minutes from the 2.21.19 Board meeting.

Second: Katy N.

Vote: All in favor. Approved.

5) FINANCIAL REPORT FOR – February 2019

Jeff reported out that the January 2019 cash summary total operating funds is \$ 32,754.83
Total reserves are \$205, 328.63. Total Cash is \$ 238,083.46.

6) COMMITTEE REPORTS

Social: Beth reported out that the Derby party is coming up. Stay tuned for details. All are encouraged to attend. Chair Yoga is on Wednesdays at 5pm in the Clubhouse beginning April 10, 2019.

Landscaping: Isabel has been in touch with Mike and will meet with him to walk the premise for a needs assessment, including appropriate landscaping in and around the dog park area.

Website: John reports that the new website is still in progress. He is seeking ideas for content and feedback on format for website development. John, Katy N & Chris will work as a subcommittee to develop and submit content to Gary B., web designer.

7) MANAGEMENT REPORT

8) OLD BUSINESS.

- **Beam Project** - Heather reported this is currently under review by Barnes Architects, who will then submit a detailed needs assessment.
- **FOB System** - Heather reported that this should be inspected in next week or two.
- **Missing Closing Check** - Heather reported that there was a check sent in Aug 2016 to Associa. Heather has followed up with no response to date.
- **Playground Proposal** - Bob offered information regarding a playground. The Board openly discussed the possibility, cost and placement. The Board will revisit this topic again at the next meeting with more detailed information present.

9) **NEW BUSINESS**

- **Clubhouse Rental Agreement** - The Board discussed the rules and regulations in direct relation to the association attorney's suggestions. The Board will revisit the Rental Agreement once the Rules and Regulations have been officially drafted, accepted, and approved.
- **Exercise Equipment Repairs** - Quote to repair from Huff-n-Puff Fitness repair was \$8,047. Chris offered comparable information regarding equipment replacement efforts and cost. Chris will meet with equipment sales representative in April to report out at next meeting. The Board will wait on equipment repair until all information is available to compare and contrast.
- **Patio Furniture** - Heather reported that 3 tables have been ordered, paid, and in manufacturing process. Due to arrive in April. Cost \$3,771.24

10) **BUDGET: 2019-2020**

Isabel made a motion to approve the Atrium HOA 2019-2020 operational budget.

Second: John

Vote: All in Favor. Approved.

11) **EXECUTIVE SESSION**

Katy N. motioned to send letters from the attorney to owners (A,B,C) with outstanding balances past 90 days.

Second: Isabel

Vote: All in favor. Approved.

12) **ADJOURNMENT**

Katy N. made a motion to adjourn at 8:06pm.

Second: Elizabeth

Vote: All in Favor. Approved.

Respectfully Submitted by *Katy Kennedy, Board Secretary*